

**24/97 Eastern Valley Way, Belconnen, ACT 2617**



**Sold Unit**

Thursday, 6 June 2024

24/97 Eastern Valley Way, Belconnen, ACT 2617

**Bedrooms: 2**

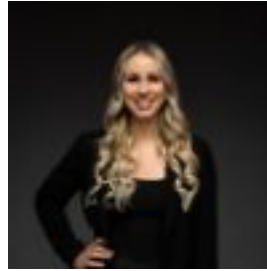
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Wiggins  
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Jaimy Butler  
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**\$482,000**

What you see: Convenience at your doorstep. All of the benefits of modern living with a lock-up and leave lifestyle, giving you more time for the things that matter. What we see: The end of a search and the beginning of a new chapter. See more: Corner position with one adjoining neighbour Kitchen featuring stone benchtop and ample storage Appliances include Bosch electric cooking, dishwasher and oven Master bedroom includes built-in robe Additional bedroom includes built-in robe Bathroom features floor-to-ceiling tiles and wall-mounted vanity European laundry includes dryer Double-glazed windows and sliding doors Reverse-cycle heating and cooling Video intercom access One secure allocated car park and storage Master Builders Association award-winning best 'Apartments or Units 4 stories or above' 2015 Amenities include heated pool, gym, BBQ dining area and vegetable garden Within a 1 minute walk to Canberra International Sports and Aquatic Centre Within a 7 minute walk to Lake Ginniderra College Within a 15 minute walk to University of Canberra Within a 13 minute walk to Lake Ginniderra Within a 3 minute drive to Belconnen Town Centre Within a 5 minute drive to Canberra High School Within a 6 minute drive to North Canberra Hospital Within a 7 minute drive to Radford College Within a 14 minute drive to City CBD Total house size: 90m<sup>2</sup> Living area: 82m<sup>2</sup> Balcony: 8m<sup>2</sup> Built: 2014 EER: 6.0 Rates: \$1,542 p.a Land tax: \$1,831 p.a Body corporate: \$3,831 p.a Rental appraisal: \$500 - \$550 p.w Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.